



## Planning and Community Development Department

210 Lottie Street, Bellingham, WA 98225

Phone: (360) 778-8300 Fax: (360) 778-8301 TTY: 711 (WA Relay)

Email: [planning@cob.org](mailto:planning@cob.org) Web: [www.cob.org](http://www.cob.org)

# TYPE IIIA NOTICE OF COMPLETE APPLICATION

**Date of Notice:** 12/13/2023

**Applicant:** Nicholas C Brown & Brenda Beehler JT, 2460 Lakeway Dr Bellingham, WA 98229

**Application Type:** ADU2023-0042: Accessory Dwelling Unit (ADU) and USE2023-0028: Conditional Use Permit for an Oversized Detached ADU

**Project Location:** 2460 Lakeway Dr Bellingham, WA 98229 Whatcom Falls Neighborhood, Area 7, Residential Single, Detached, Cluster detached, 10,000 sq. ft. minimum detached lot size or 1 lot/10,000 sq. ft. average overall cluster density, Minimum cluster lot size 7,200 sq. ft.

The application listed above has been determined to be sufficiently complete to begin review. This determination does not preclude the City from requesting additional information or studies at a future date if new information is required.

The following additional government approvals or permits may be required for the project:

- Building and construction permits

It is your responsibility to identify and obtain all necessary permits and approvals. The information listed above is offered as assistance but does not necessarily represent all of the approvals required.

**The enclosed posting notice must be posted on the site within 5 days of the date of this notice. Please return the enclosed Certificate of Posting to the staff contact listed below within 3 days of posting.** Notices must be posted on signs that meet City specifications, such signs are available for purchase (\$5.50 each) at the Planning and Community Development Department. **FAILURE TO POST will cause a delay in the processing of your application.**

Please contact the staff member listed below if you have any questions.

Name: Taylor Webb, Planner II E-mail / Phone: [tkwebb@cob.org](mailto:tkwebb@cob.org) or 360-778-8311



## Planning and Community Development Department

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### REQUEST FOR INFORMATION

ADU2023-0042 and USE2023-0028

**Date of Notice:** December 13, 2023

**Date of Notice of Complete Application:** 12/13/2023

**Project Location:** 2460 Lakeway Dr Bellingham, WA 98229 Whatcom Falls Neighborhood, Area 7, Residential Single, Detached, Cluster detached, 10,000 sq. ft. minimum detached lot size or 1 lot/10,000 sq. ft. average overall cluster density, Minimum cluster lot size 7,200 sq. ft.

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**Property Owner:** Nicholas C Brown & Brenda Beehler JT, 2460 Lakeway Dr Bellingham, WA 98229

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The Planning and Community Development Department (PCDD) has reviewed the application(s) referenced above. It has been determined that these application(s) do not supply sufficient information to prepare an ADU land use decision compliant with applicable regulations of the Bellingham Municipal Code (BMC) and Comprehensive Plan.

#### **Required Actions:**

To continue review of the above application(s), please submit the following information electronically to the permit center ([permits@cob.org](mailto:permits@cob.org)) and the staff planner listed below.

1. Per BMC 20.10.036(B)(7)(a), Front and side-flanking yards shall comply with the zoning code provisions for the primary dwelling unit except that when the vehicular entrance to an attached garage or carport faces a street, the entrance shall be set back a minimum of 25 feet from the front property line, and 10 feet from a side flanking property line.

**ACTION:** Move ADU/ Garage SW to comply with 25ft minimum setback requirement from front property line. Alternatively, per BMC 20.10.036(B)(3), applicants may request a minor modification from a development standard if the following criteria are met:

- a. The site is physically constrained due to, but not limited to, unusual shape, topography, easements, existing development on site, or critical areas; or
- b. The granting of the modification will not result in a development that is less compatible with adjacent neighborhood land uses; and
- c. The granting of the modification will not be materially detrimental to the public welfare or injurious to other land or improvements in the vicinity and district in which the property is situated; and
- d. The granting of the modification is consistent with the purpose and intent of this section; and
- e. All reasonable mitigation measures for the modification have been implemented or assured.

Review of these application(s) cannot continue until this information is received and determined to be sufficient. Within 14 days of submitting the above information, the City will either determine that the information is sufficient or specify in writing what additional information is required. If the information is sufficient, processing of the application(s) will resume in accordance with BMC 21.10. This request for additional information is accordance with BMC 21.10.190 B. (4).

Pursuant to BMC 21.10.190 (C), the application(s) will expire and become null and void if all of the requested information is not submitted within 120 days from the date of this notice for request for information. At the applicant's request, the PCDD director may extend this 120-day period in accordance with BMC [21.10.080\(A\)](#). No further notice will be sent concerning this 120-day expiration timeline.

Please contact the staff member below if you have any questions regarding this notice:

Name: Taylor Webb, Planner II      E-mail / Phone: [tkwebb@cob.org](mailto:tkwebb@cob.org), 360-778-8311